

LUNENBURG PLANNING BOARD

TOWN OF LUNENBURG

Joanna L. Bilotta-Simeone, Chair
Nathan J. Lockwood, Vice-Chair
Damon McQuaid, Clk.
Kenneth Chenis, Mbr.
Matthew Allison, Mbr.



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960 Massachusetts Avenue
Lunenburg, MA 01462

NOTICE OF MEETING
Monday, September 22, 2014 – 6:30 PM
Town Hall, 17 Main Street
Lunenburg, MA

In accordance with the requirements of the Open Meeting Law, please be advised that this meeting is being recorded and broadcast over Lunenburg Public Access.

AGENDA

1. ROLL CALL
 - MS/HS Project- *no report*
 - Highfield Village- *no report*
2. PUBLIC COMMENT
 - Emerald Place at Lake Whalom- *no report*
 - Force Corp., 305 Leominster Shirley Rd- *no report*
 - 651 Chase Road & 265 Pleasant Street Solar- *no report*
 - White Tail Crossing- *no report*
3. PUBLIC HEARINGS
 - 6:35 PM- 909 Massachusetts Avenue
 - 6:50 PM- Whites Woods, 221 White Street
 - 7:05 PM- 322 Flat Hill Community Solar
4. APPOINTMENTS:
 - 7:30 PM- ANR- 22 Oak Ridge Road, Sharon Graham and 18 Oak Ridge Road, Melissa & Matthew McCarthy, David Ross Associates
5. MINUTES APPROVAL:
 - 9-8-14, 9-15-14
6. COMMITTEE REPORTS:
 - MRPC, *J. Bilotta-Simeone*
 - Capital Planning Cmte, *J. Bilotta-Simeone*
 - School Building Cmte, *N. Lockwood*
 - Open Space Ad Hoc Cmte, *N. Lockwood*
 - Building Reuse Cmte, *D. McQuaid*
 - MJTC, *K. Chenis*
 - Agricultural Commission, *M. Allison*
7. NEW BUSINESS/DEVELOPMENT STATUS REPORTS
 - 909 Massachusetts Avenue- *see above*
 - 322 Flat Hill Community Solar- *see above*
 - Whites Woods, Mass Ave- *see above*
 - Definitive Subdivision, 50 Elmwood Rd- *update*
 - Tri Town Landing- *update*
8. ACTION FILE
 - 90 West Townsend Rd, Notice of Intent to Sell
 - Scenic Road- *Flat Hill and Northfield Rd Discussion*
 - Zoning Bylaw- *Design Standards Discussion*
 - 250 Whalom Road, Whalom Luxury Apartments–
ZBA continued to 9-24
 - Master Planning- Economic Development Element –
10/20/14 joint meeting
 - 40 Leominster Shirley Road- *no report*
9. Notices & Communications
10. MEETING SCHEDULE:
 - October 6, 6:30 PM- Ritter Building – HPP & Village District Bylaw
 - October 20, 6:30 PM- Ritter Building - Master Plan Workshop
 - October 27, 6:30 PM- Ritter Building
11. PUBLIC COMMENT
12. BOARD COMMENT
13. MEMBER ISSUES
14. ADJOURNMENT